

Good Morning. My name is Gail Wiseman. I sincerely thank the panel for your independent review of the latest application, MOD8, from the Wahroonga Estate Concept Plan and its expected significant impact on our neighbourhood. This is the eighth S75w application for the Wahroonga Estate and is the one causing most concern.

The Wahroonga Estate juggernaut has shown a consistently disappointing lack of interest in its local community, with regard to its plans. A drop-in information session on Wednesday, 21 August 2019 for local residents is the only face to face interaction that it has organized. Several of us have written letters of concern about the considerable impact of so many units on our neighborhood. However, most, if not all of us, have not even had the courtesy of a response.

It is now nearly 10 years since the Wahroonga Estate Concept Plan was approved under the questionable, and now repealed, Part 3A of the Environmental Planning and Assessment Act.

A new school now sits next to where the planned blocks of units will be built – its open space for the children drastically smaller than at the old school, despite double the number of students. The hospital has been expanded significantly. There is a new specialist centre on the corner where the Fox Valley Road crosses the Comenarra Parkway, and this is soon to be joined by a 127 place childcare centre.

Traffic congestion in the area has increased exponentially at multiple times of the day, and the planned units will add more than 300 car parking spaces to more than 400 from other planned or actual Wahroonga Estate developments, all in addition to the huge car park already in place at the expanded hospital site.

It is tragic that DAs are considered in isolation! The significant number of additional vehicles pouring onto the road from this proposed development needs to be considered in the context of safety of school children entering and leaving the school, parent drop offs, people heading daily to and from work, increasing numbers of patients, visitors, staff and supply trucks going to the expanded hospital, and a considerable number of tradies travelling to their jobs in or through the area.

It is clear to me that the additional traffic generated as a result of the proposed blocks of units will make it even more difficult for local residents to navigate daily traffic. As one of 1200 residents of the lower Fox Valley area, I am further concerned about my family's ability to leave in the event of a major bush fire – there is only one way in and one way out and that way out is already getting extremely congested at times.

The KMC Local Planning Panel has itself highlighted concerns about additional traffic in the area in its recent decision to reject yet another proposed childcare centre.

I have spoken to you today as a wife, mum, member of the public and 15 year resident of the Fox Valley area. I am also a professional with more than 30 years' marketing experience. I hope the latter qualifies me to recognize "marketing spin" when I see it.

The Wahroonga Estate describes its planned development in MOD8 as the "Residential Neighborhood". This will be no neighbourhood! It will be a school which has already been deprived of the space, sports fields, views and openness kids need to thrive, squeezed in between blocks of units and an increasingly congested road. It will spill hundreds of cars a day onto the already congested local roads. Visitors will add more load onto already strained parking in the area. It is another major development in an overloaded community environment which we, as the residents, feel desperately unable to stop. And work, it seems has already begun, in anticipation that our voices will, again, not be enough.

In the 1980's film, Wall Street, Michael Douglas' character, Gordon Gecko, claims "Greed is Good". I cannot help but feel that that is the thinking of the Wahroonga Estate, because there does not seem to be any other rationale for the building of these blocks of units in our neighbourhood. I did not expect this from an Adventist organization that claims to be not-for-profit and caring for the community. I hope you, the panel, will help us in ensuring that common sense, and not greed, will prevail.